

Community Council on Land Use Engagement
February 13, 2017, 7:30PM
Rooms 4/5, Fairfax County Government Center

Meeting began at 7:30pm

Chairman Bulova opened the meeting and gave a brief history of her outreach efforts as Board staff, then as Braddock District supervisor, and now as Chairman. She said the focus of this Council will be communication – how the County can communicate with residents, and how residents can communicate with the County and the Board of Supervisors.

Council members and audience members introduced themselves.

Mr. Alcorn said each meeting will include time for questions from the audience at the end. Mr. Alcorn then reviewed the agenda for the evening.

Chairman Bulova gave a brief history of land use in the County, described the difference between the Comprehensive Plan and the Zoning Ordinance.

Marianne Gardner gave her presentation on Comprehensive Plan outreach.

Ms. Wallingford said sewer issues are not covered in comprehensive plan and are difficult to resolve.

Mr. Bell asked on the site specific amendment process, why north first then south?

Ms. Gardner said that was the result of previous experience of staff. Going north then south allowed staff to better manage the number of nominations. It takes two years to get through half of the county, and the county is required to go through this process every five years. She said the Board can at any time request an amendment.

Chairman Bulova said all previous planning processes had good engagement processes, but it was overwhelming for staff and the community because of the number of nominations. She described the “green light” of regular windows for nominations, which induced nominations that were either previously rejected or not in line with the vision for that particular area.

Mr. Alcorn said most land use in the county is a landowner wanting to do something, the county having rules, and the community wanting to see something from the development.

Jim Hart gave his presentation on the history of planning and what has changed over the years.

Mr. Alcorn discussed the scandal in the 1960s regarding a pay-for-play scheme for zoning which resulted in jailtime for some, a complete turnover of the political establishment, and a new form of county government. This led to a more citizen-driven approach to governing.

Ms. Wallingford said the county website had a good description of the Dillon Rule and that should be distributed.

Ms. Wallingford said timing of communication is critical. Also, too much site specific plans hurts the comprehensive nature.

Ms. Lukic Dapoingy asked about the 1982 Occoquan litigation and what's happened in the meantime. Mr. Hart said the litigation went to 1985 and there has been a lot of related litigation since then. He doesn't believe there's been litigation on the downzoning since the early 90s.

Ms. John asked what does success look like for the Council. 1-need a transparent process where we meet the residents/community where they are. 2-it's a needs-based process. 3-it's an efficient use of time. 4-it needs to be less contentious. She asked what specifically is contentious.

Mr. Hart said communication can alleviate that. He said during APRs, everyone seemed to be on the same time, With Fairfax Forward, staff and citizens seemed to be apart. Ms. Bulova said people oppose change unless they feel involved in the change.

Mr. Francese said a good outcome would be to retain the best parts of the APR process. People were around the table throughout the whole process.

Mr. Picciano described his experience in the Fairfax Forward process.

Mr. Alcorn described two approaches – emphasize stakeholder engagement, focus on technical planning – and said they are in conflict. Fairfax County tries to balance the two.

The Council will discuss the draft syllabus and priorities at the following meeting.

Need to add technology as a specific factor in improving engagement.

Meeting concluded at 9:18

Commissioners present:

Walter Alcorn

Fran Wallingford

Matt Bell

Deborah Fraser

Michael DeLoose

Chris Soule

Chase Suddith

Scott Adams

Sherry Fisher

Annmarie Swope

Vincent Picciano

Tom Conry

Jeffrey Longo

Al Francese

Barbara Lippa

Carrie Nixon

Karen Campblin
Kevin O'Neill
Lori Greenlief
Brian Worthy
Elizabeth John
Sandra Lukic Dapoigny
Brad McKinney

Others Present:

John Clark
Jim Hart (presenter)
Marianne Gardner (presenter)
Frances Dowd
Barbara Byron
Phil Niedzielski-Eichner
Ellen Gray
Marcia Pape
Paul Siegel
Sup. Kathy Smith
Peggy Stevens
James Migliaccio
Greg Evans
Chris Caperton
Tom Biesiadny
Kelsey Crane
Mark O'Meara
Jill Cooper
Sara Mariska
Clara Johnson
John Ulfelder
Andrea Worker

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